

La
Jolla

Community Plan and
Local Coastal Program
Land Use Plan

DRAFT
JUNE 2002

The following DRAFT June 2002 La Jolla Community Plan and Local Coastal Program Land Use Plan, approved by the City Council on June 4, 2002, will NOT be in effect until it is certified by the California Coastal Commission.

It is anticipated that the document will be on the March 2003 agenda of the California Coastal Commission for their consideration.



Community Plan and

Local Coastal Program

Land Use Plan

City of San Diego Planning Department

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EXECUTIVE SUMMARY

Vision Statement
Community Land Use Map
Community Issues
General Community Goals

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EXECUTIVE SUMMARY

VISION STATEMENT

Over the next 10 to 20 years, the focus of development in La Jolla will be to highlight those elements and features of the community that contribute to its overall sense of charm, character and village atmosphere. Many of these elements are in place in La Jolla such as: its coastline parks of Ellen B. Scripps and Kellogg Park; its historic structures including the La Jolla Recreation Center, the Atheneum and the La Jolla Woman's Club; the delicate relationship that exists between the community and its coastline, bluffs, hillsides, and canyons; the collection of mature street trees that line the commercial corridors of Girard Avenue and Silverado Street and its residential streets such as Camino de la Costa along the coast; the predominance of low-scale buildings and homes and the slow pace of pedestrian traffic along many of its local streets are examples of features that make La Jolla appealing to its residents and one of San Diego's primary visitor destinations for tourism.

The dramatic views to and from Mount Soledad will continue to be primary visual resources within the community. Residents and visitors to La Jolla will continue to come to the La Jolla Heights Natural Park and Mount Soledad to view the unique panorama of the La Jolla coastline and the skyline of San Diego.

La Jolla is comprised of distinct residential, business and historic areas that will have pedestrian-oriented amenities such as small corner parks, human-scaled landscaping and appropriate street furniture that will provide a stronger sense of community and identity to these areas.

The relationship between La Jolla and the ocean must always be protected. La Jolla's oceanfront setting is and will continue to be the focus of the community, forming the scenic framework to many of its recreational, residential and retail areas. The key natural resources of the community, including Mount Soledad with its magnificent panoramic views of San Diego, the shoreline parks, and the sensitive coastline bluffs, will be protected. La Jolla's landscaped and natural parks, nature trails, bikeways and promenades along the public beaches will be preserved for future generations to enjoy.

La Jolla will continue to be in touch with its past, recognizing that the preservation of its designated historic sites and the adaptive reuse of its structures of historic significance reflect an earlier era in the development of the community which will be permanently lost if left to deteriorate.

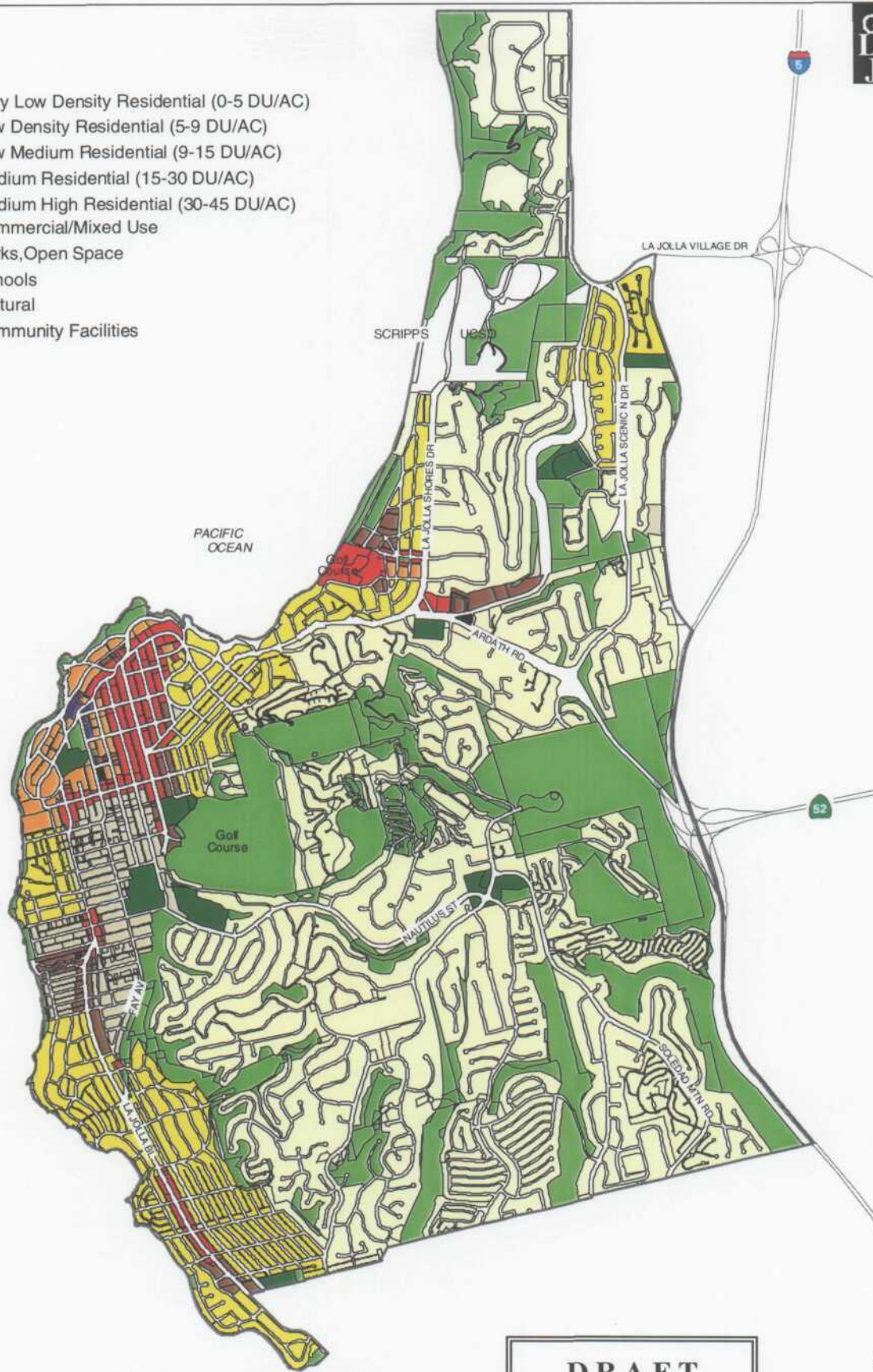
La Jolla will have a circulation system that emphasizes bicycling and public transit as an alternative means of travel within the community and de-emphasizes dependence on the private automobile within the village area. The circulation system will continue to emphasize strengthening pedestrian pathways that link La Jolla's residential, business, retail, and recreational areas together. These pathways will be created along the existing street network and will take the pedestrian along inviting plazas, shops, sidewalk cafes and buildings designed to be interesting at the street level.

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Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities



Community Land Use Map



La Jolla Community Plan
City of San Diego · Planning Department

Figure 1

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One of the early tasks of the La Jolla Community Planning Association and the Planning Department was to identify key community issues and related goals that will be addressed in this plan. Some of the more critical issues that the La Jolla Community Planning Association and Planning Department identified are summarized below:

COMMUNITY ISSUES

Natural Resources

- The need to protect and preserve sensitive natural resources, including natural drainage, biologically sensitive slopes and hillsides, beaches, ocean, bluffs and canyons, plant and animal habitats, and wildlife linkages throughout the community. The seismic and geological instability of the area should be a consideration in such efforts.
- The need to increase public awareness of beach and coastal access points within the community through appropriate signage.
- The need to maintain the public views of the ocean, bluff, hillsides, open space canyons and beach areas from public vantage points within the community as identified in Figure 9.

Traffic Circulation and Parking

- The degree to which traffic congestion can be reduced through improvements to the existing circulation system with minimal disruption to the residential character and environmental quality of the community.
- The degree to which bicycling and public transit can be pursued as an alternative means of providing convenient linkages to La Jolla's beaches, parks, commercial district and to the rest of the metropolitan region.
- The degree to which additional public parking can be provided through the introduction of parking facilities/structures.

Residential

- Affordable housing opportunities in the community have been reduced as a result of increased land costs and a decrease in residential densities.
- Some redevelopment of properties in the single dwelling unit neighborhoods has not reflected the traditional bulk, size and scale of those neighborhoods.

Commercial

- The need to strengthen the physical identity of existing neighborhood commercial districts.

Community Parks

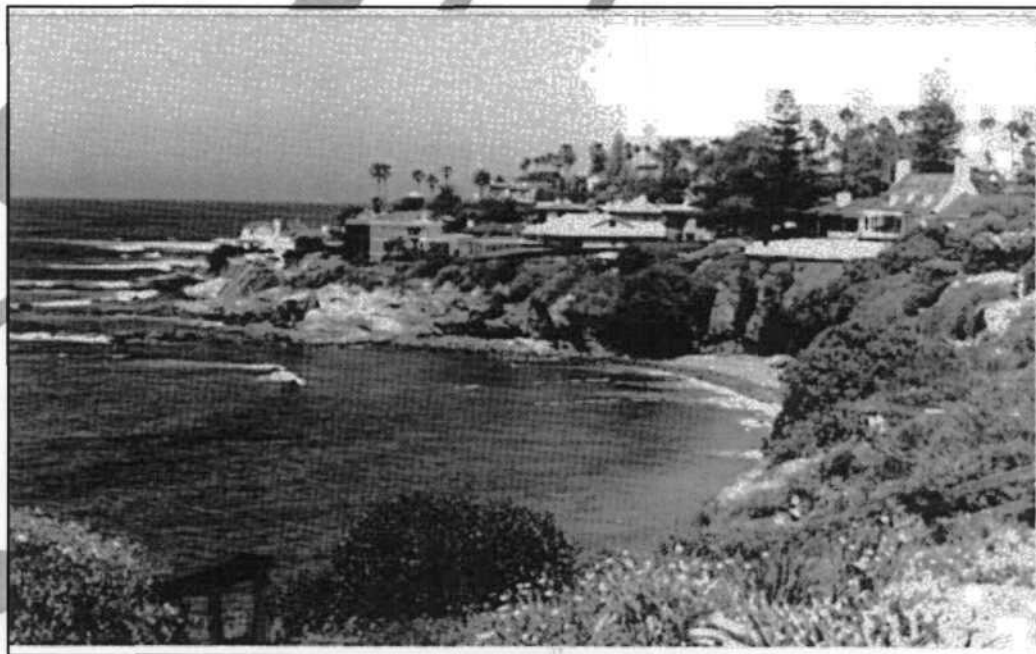
- The existing acreage of community-based and resource-based parks is not adequate to meet the needs of residents and visitors.

Heritage Resources

- The need to preserve those historic structures and important community landmarks that convey a sense of history, identity and place to the community.

GENERAL COMMUNITY GOALS

- Maintain La Jolla as a primarily residential and recreational oriented community by protecting its residential areas and historic resources, maintaining its public recreational areas, and enhancing its commercial districts.
- Conserve and enhance the natural amenities of the community such as its views from identified public vantage points; (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife and natural vegetation, and achieve a desirable relationship between the natural and developed components of the community.
- Provide adequate public facilities necessary to support the educational, recreational, safety and health related needs of La Jolla residents including children, families and the elderly as well as providing for the needs of visitors.
- Provide an adequate circulation system to serve the La Jolla community that promotes the use of bicycles and public transit and shuttle service as alternative forms of transportation for residents and visitors to La Jolla.
- Enhance existing public access to the ocean, beach and park areas such as Ellen B. Scripps Park and Kellogg Park along the shoreline in order to be of greatest benefit to neighborhood residents and visitors to the community.
- Allow for the provision of added public parking in the village core area.





INTRODUCTION

Purpose of The Plan
Plan Organization
How The Plan Was Developed
Implementation of The Plan

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